



TOWN OF WARRENTON

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AGENDA PLANNING COMMISSION TOWN OF WARRENTON

February 18, 2009
7:00 PM

1. Call to order and establishment of a quorum.
2. Approval of Minutes – January 21, 2009
3. Public Hearings
 - a. **King Street Property, Preliminary Plat #02-08.** A request for a twenty-four (24) lot subdivision of two parcels on King Street north of Alexandria Pike (GPIN 6984-45-2299; 6984-45-1452). The existing parcels are 2.4186 acres and 1.0113 acres, respectively, totaling 3.4299 acres with a gross density of 7.0 units per acre. The property is zoned Residential Townhouse (RT), which allows for medium concentrations of residential use between lower density residential and commercial uses. It is located between the commercial zoning along Alexandria Pike and the single-family subdivisions along King to Winchester Street. The Comprehensive Plan identifies the property as Medium Density Residential with suggested densities of up to 5.0 units per acre. The owner is Arabelle L. Arrington.
4. Other Business
 - a. **King Street Property, Special Use Permit #08-10.** A request to allow development on slopes greater than 25% for two parcels located on King Street north of Alexandria Pike (GPIN 6984-45-2299; 6984-45-1452). The proposal involves the development of a subdivision containing twenty-four (24) lots for townhomes on the property. The existing parcels are 2.4186 acres and 1.0113 acres, respectively, totaling 3.4299 acres with a gross density of 7.0 units per acre. The proposal identifies the disturbance of six (6) separate steep slope areas totaling 5,305 square feet or 0.12 acres and comprising approximately 4% of the site. The property is zoned Residential Townhouse (RT), which allows for medium concentrations of residential use between lower density residential and commercial uses. It is located between the commercial zoning along Alexandria Pike and the single-family

subdivisions along King to Winchester Street. The Comprehensive Plan identifies the property as Medium Density Residential with suggested densities of up to 5.0 units per acre. The owner is Arabelle L. Arrington.

- b. **Pennington Subdivision, Street Waiver (PP #05-08).** A request for a subdivision of six (6) lots on a private street from property located adjacent to 319 Waterloo Street and across from Garrett Street (GPIN 6984-12-1227, consolidated from 3 previous parcels). The subdivision was approved in 2005 and is being requested for a waiver of the public street and the associated standards for curb, gutter, sidewalk and street lighting. The property is split-zoned R-6 and R-10 Residential allowing a combination of 6,000 and 10,000 square foot lots. The property is 1.7811 acres with 55 feet of frontage on Waterloo Street. The applicant is Warrenton Partners, LLC of Warrenton, Virginia.

5. Work Session

- a. **Warrenton Greene Proposal – Design Guidelines/Project Design**

6. Planning Commission Comments

7. Staff Comments – Concept Plans and Development Proposals.

8. Adjourn